



Town of Lamoine
Millard Billings, Code Enforcement Officer
606 Douglas Hwy
Lamoine, ME 04605

(207) 667-2242

NOTICE OF VIOLATION/ORDER FOR CORRECTIVE ACTION

FIRST NOTICE

TO: Mike Wight agent for Broughman Builders, 6 Acadia Way, Ellsworth, ME 04605

You are hereby notified that you are in violation of the **Building and Land Use Ordinance Town of Lamoine, Section I, 2, Minimum setback from road.**

Violation observed on January 6, 2016. On your property at 396 Douglas Highway in Lamoine on Map 9 Lot 9A of the tax maps of the Town of Lamoine made by James W Sewall Co., Old Town, Maine, dated 1973, and updated April 1, 2015, consisting of 21 maps, numbered 1 to 21, inclusive, on file at the assessor's office in the town of Lamoine. Being further described in **Book 2647 Page 460** as found in the Hancock County Registry of Deeds.

Description of Violation: you have constructed a residential structure on Tax Map 9 Lot 9A that does not meet the required setback of fifty feet from the edge of the Douglas Highway Right of Way as required by the Building and Land Use Ordinance of the Town of Lamoine.

You are hereby ordered to take the following corrective action or measures no later than: **February 11, 2016.** You must obtain a variance from the Board of Appeals or relocate the structure.

This Ordinance shall be enforced in accordance with Title 30-A MRSA Paragraph 4452." Title 30-A M.R.S.A. § 4452 establishes a fine of \$100 to \$2,500 for each violation of the Ordinance. (A separate fine will be assessed for each day a violation continues). If you refuse to enter into a consent agreement and to pay the requested fine, or if the Code Enforcement Officer believes a court action is warranted, court action may be brought against you. The Town will seek an order for corrective action, a substantial fine, plus its Attorneys' fees and costs in such an action.

As permitted by the Building and Land Use Ordinance Town of Lamoine Section 8 Subsection B, an appeal of this enforcement action may be taken to the Zoning Board of Appeals within thirty (30) days of the date of this order, by submitting to the clerk of the Zoning Board of Appeals a written statement and application of the relief requested and why it should be granted. Failure to exercise this administrative procedure will jeopardize your right of appeal.

Please contact the Code Enforcement Officer if you have any questions concerning this violation and to make arrangements to satisfy the penalty. You must notify the Code Enforcement Officer when corrective action is taken. The Code Enforcement Officer is available at the Town Office on Mondays 11-2 P.M., phone 667-2242.

January 11, 2016

Date

Millard Billings

Code Enforcement Officer..